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GENERAL PLAN AMENDMENT

CONTRA COSTA COUNTY

APRIL 1992

PREFACE

This Dougherty Valley General Plan Amendment (the "GPA") amends the Contra Costa County General Plan 1990-2005 adopted on January 29, 1991. The general purpose of the GPA is to permit the development of a new community in the Dougherty Valley comprised of up to 11,000 homes, together with supporting commercial, office, civic and open space uses.

Since the Dougherty Valley covers approximately nine square miles of the County, a change of this magnitude requires numerous individual changes to the General Plan. This GPA contains numerous references to the pages, figures, and tables in the General Plan. The reader of this GPA might wish to have the General Plan in hand to determine the exact context of each specific change.

The County has adopted as a companion to this plan amendment the Dougherty Valley Specific Plan. The Specific Plan is consistent with and facilitates implementation of the goals and policies of the amended General Plan as it relates to Dougherty Valley. It also provides clarity and comprehensive guidance towards the achievement of a new community vision for Dougherty Valley. The casual reader unfamiliar with State Planning legal requirements would find the Specific Plan a useful document to read in order to develop a better understanding of the future of Dougherty Valley.

Copies of the existing County General Plan are available for review at the Pleasant Hill Main Library, at the Community Development Department at 651 Pine Street, Martinez, California and at City Planning Departments.

Changes are referenced to each element of the adopted County General Plan and by page and figure number. They are discussed in this document following the sequence of changes needed to amend the County General Plan.

The proposed changes to the figures found in the General Plan are shown using a blowup of the Dougherty Valley Specific Plan area to reflect the proposed modification; this is being done to clarify the location of the changes relative to the Dougherty Valley Area.

I. LAND USE ELEMENT

A. Urban Limits Line

The existing Urban Limits Line places all of the Shapell and Windemere properties within the area which can be considered for urbanization but it excludes the Camp Parks Reserve Forces Training Area. This plan amendment provides for a minor Urban Limits Line adjustment by adding a net of approximately 37 acres of land within the area to be allowed for development. This shift will allow for a more logical land use boundary between the property ownerships. The minor adjustment to made to Figure 3-1 Urban Limits Line and is shown on Map 1.

B. New Mixed-Use Description

- On Page 3-21, modify the last bullet to read "A 'Mixed Use' Category applied in only ten specific areas of the County."
- On Page 3-34, first paragraph, insert on line 4 after M8, to read: "Laurel Road (M-9), the Dougherty Valley Village Center (M-10)".
- Insert on Page 3-36 a new subsection "j" as follows:

"Mixed Use - Dougherty Valley Village Center (M-10).

This Mixed-Use designation identifies approximately 48 acres for the Village Center located at the confluence of the two main branches of Alamo Creek. This Mixed-Use category will permit a combination of high density residential, retail and office uses, civic uses, parks, playas, and open space. Within the Village Center portions of the project densities up to 40 units per net acre will be allowed. Up to 380,000 square feet of retail/office/civic uses could be allowed in the Village Center.

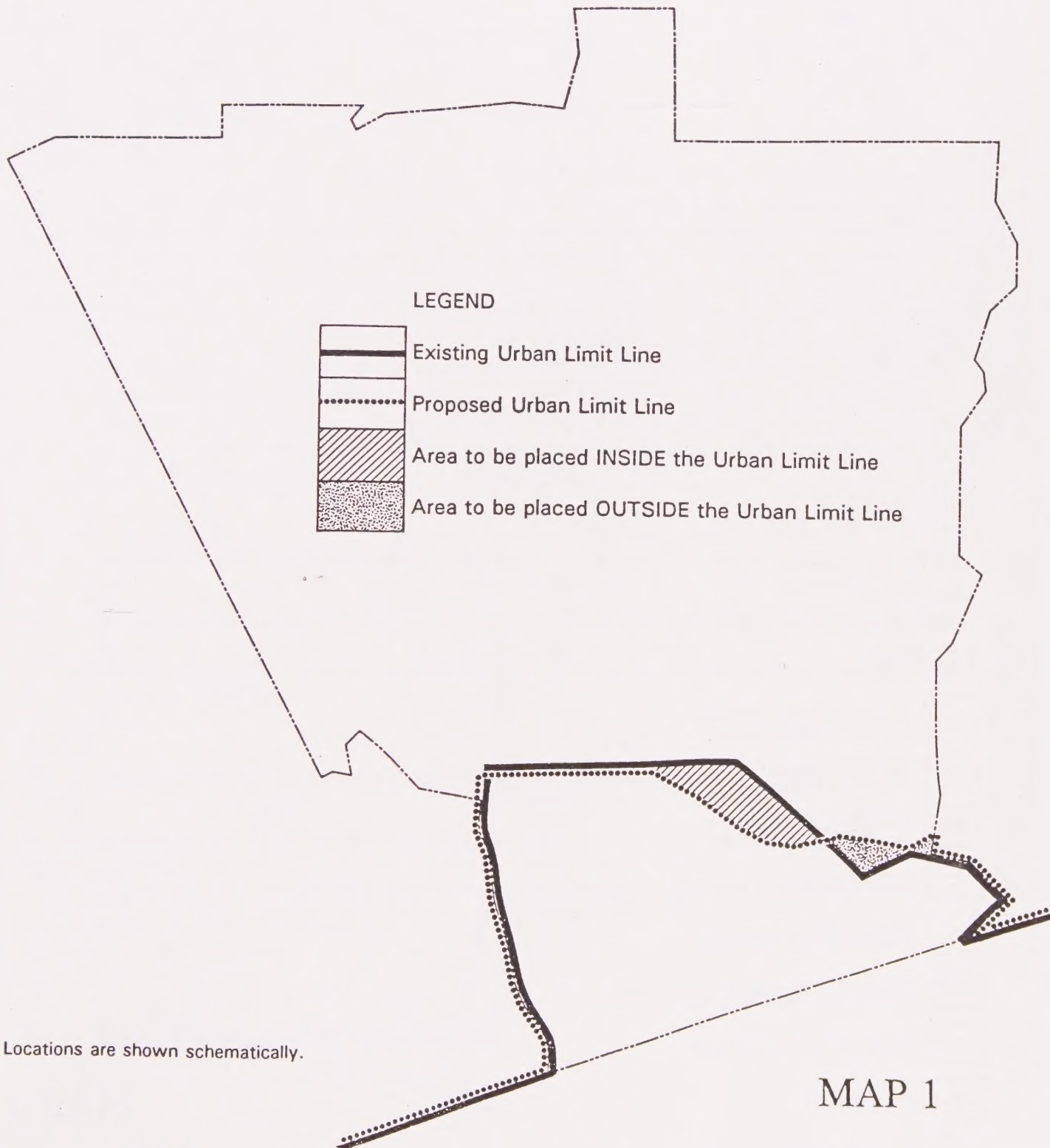
C. Modification to Land Use Element Map

The existing Land Use Element (which accompanies the General Plan as a foldout map) should be modified from the Agricultural Lands designation on the Windemere and Shapell sites and Public/Semi-Public on the Camp Parks property to Single Family Residential Medium Density, Multiple Family Residential Low Density, Multiple Family Residential High Density, Commercial, Mixed Use, Public/Semi-Public, Parks and Recreation and Open Space. Their configuration will be as shown on Map 2 attached.

DOUGHERTY VALLEY

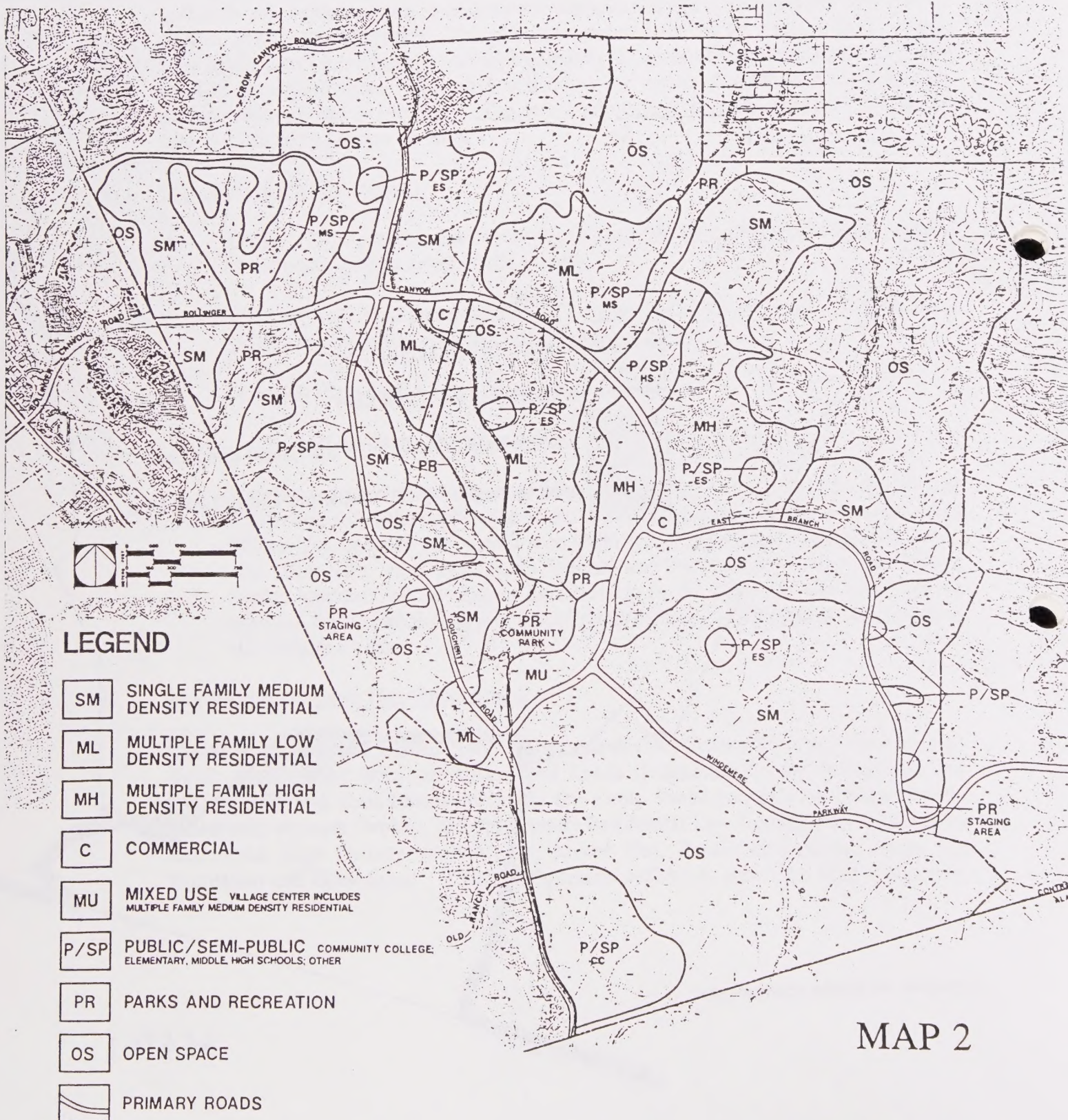
GENERAL PLAN AMENDMENT

URBAN LIMIT LINE MODIFICATION



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GENERAL PLAN AMENDMENT LAND USE ELEMENT



Locations are shown schematically.

MAP 2

D. Modification to Figure 3-2

Add "Dougherty Valley" to the list as #24 and revise the map to show the location of the Dougherty Valley as shown on Map 3.

E. Modify Page 3-86 dealing with Joint Planning Process

Delete the paragraph on Page 3-86 which discusses the "Joint Planning Process" and add the following text at the end of Page 3-86 which shall read"

"Policies For The Dougherty Valley"

The Dougherty Valley is planned for development as a residential community supported by retail, office, and community services and provides in large measure open space buffers from adjacent developed areas. Protected creek corridors will be integrated within the development fabric. New development of up to 11,000 homes within the Dougherty Valley would provide a new residential community of approximately 29,000 people. The land use designations are reflected in the Land Use Element map. A Dougherty Valley Specific Plan has been developed to augment those General Plan designations. The Dougherty Valley has undergone a more comprehensive planning process, consistent with this General Plan, in the Dougherty Valley Specific Plan, which provides more detailed planning and supplemental goals, policies and implementation measures for this area. In the case of minor conflicts with Countywide non-area specific goals, those of the Specific Plan shall prevail."

II. GROWTH MANAGEMENT ELEMENT

A. Modify Figure 4-2 dealing with level of Service Designations For Unincorporated Areas.

Change the designation for Dougherty Valley from "Rural" to "Urban" for the area shown on Map 3.

III. TRANSPORTATION AND CIRCULATION ELEMENT

A. Modify Figure 5-2 on Roadway Network Plan

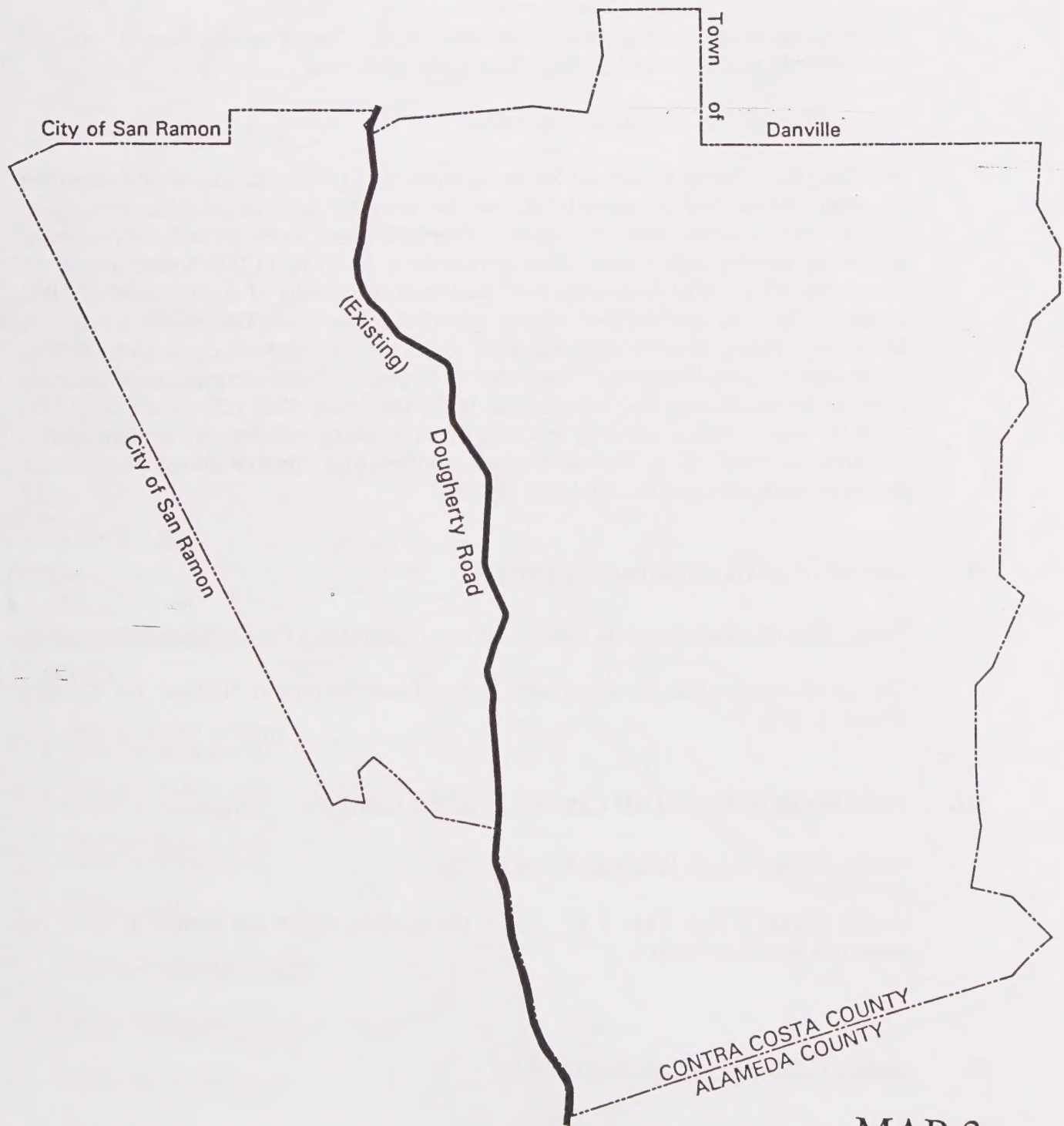
Modify Figure 5-2 on Page 5-15. Show the arterials which are needed to serve the project as shown on Map 4.

B. Modify Figure 5-3 Transit Network Plan

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT

DOUGHERTY VALLEY PLANNING AREA BOUNDARY



MAP 3

Locations are shown schematically.

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT ROADWAY NETWORK PLAN



MAP 4

Modify Figure 5-3 on Page 5-17 to show the Dougherty Valley area as shown on Map 3 to be within a "local transit service areas."

IV. HOUSING ELEMENT

A. Modify Figure 6-1 Sub-Areas of Contra Costa County.

Delete the Dougherty Valley and other areas which access off Camino Tassajara from "Other East County" and make it a part of the San Ramon Valley Sub-Area as shown on Map 5.

B. Modify Table 6-16 on Page 6-78

Add the following information at the end of Table 6-16:

<u>Project Identifier</u>	<u>Traffic Zone</u>	<u>Jurisdiction</u>	<u>Land Use</u>	<u>Trans. Type</u>	<u>Gross Acres</u>	<u>Density or FAR</u>	<u>Housing Units</u>	<u>Trans. No.</u>
DVSP/GPA	380	DVSP	SM	PP	430	4.8	1539	7000
DVSP/GPA	380	DVSP	ML	PP	164	8.8	1151	7001
DVSP/GPA	394	DVSP	SM	PP	128	6.5	624	7002
DVSP/GPA	394	DVSP	ML	PP	444	6.5	2310	7003
DVSP/GPA	394	DVSP	MH	PP	76	12.2	744	7004
DVSP/GPA	394	DVSP	MU	PP	54	3.7	200	7005
DVSP/GPA	395	DVSP	SM	PP	766	5.1	2933	7006
DVSP/GPA	395	DVSP	MH	PP	227	8.3	1500	7007

C. Modify Figure 6-2 on Page 6-7 - Vacant and Undeveloped Residential Sites in Unincorporated Contra Costa County

Show the transaction numbers listed in IV A above in their appropriate location on Figure 6-2 as shown on Map 6.

V. PUBLIC FACILITIES/SERVICES ELEMENT

A. Modify Figure 7-5 Areas of Drainage Plans

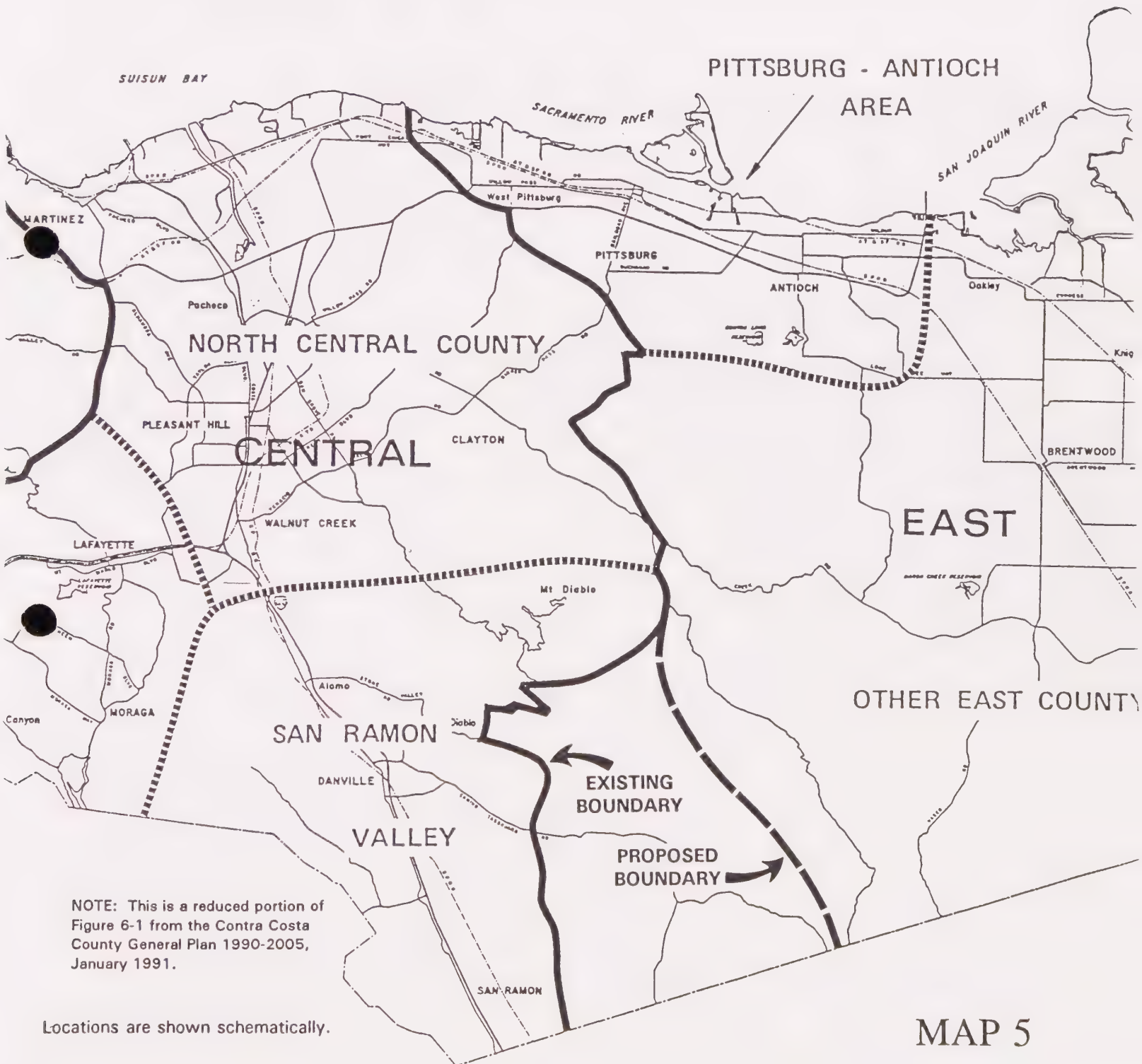
Modify Figure 7-5 on Page 7-35 to show the Dougherty Valley as an Urban Use Area using the boundaries shown on Map 3.

B. Modify Figure 7-6 Future Fire Stations

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT

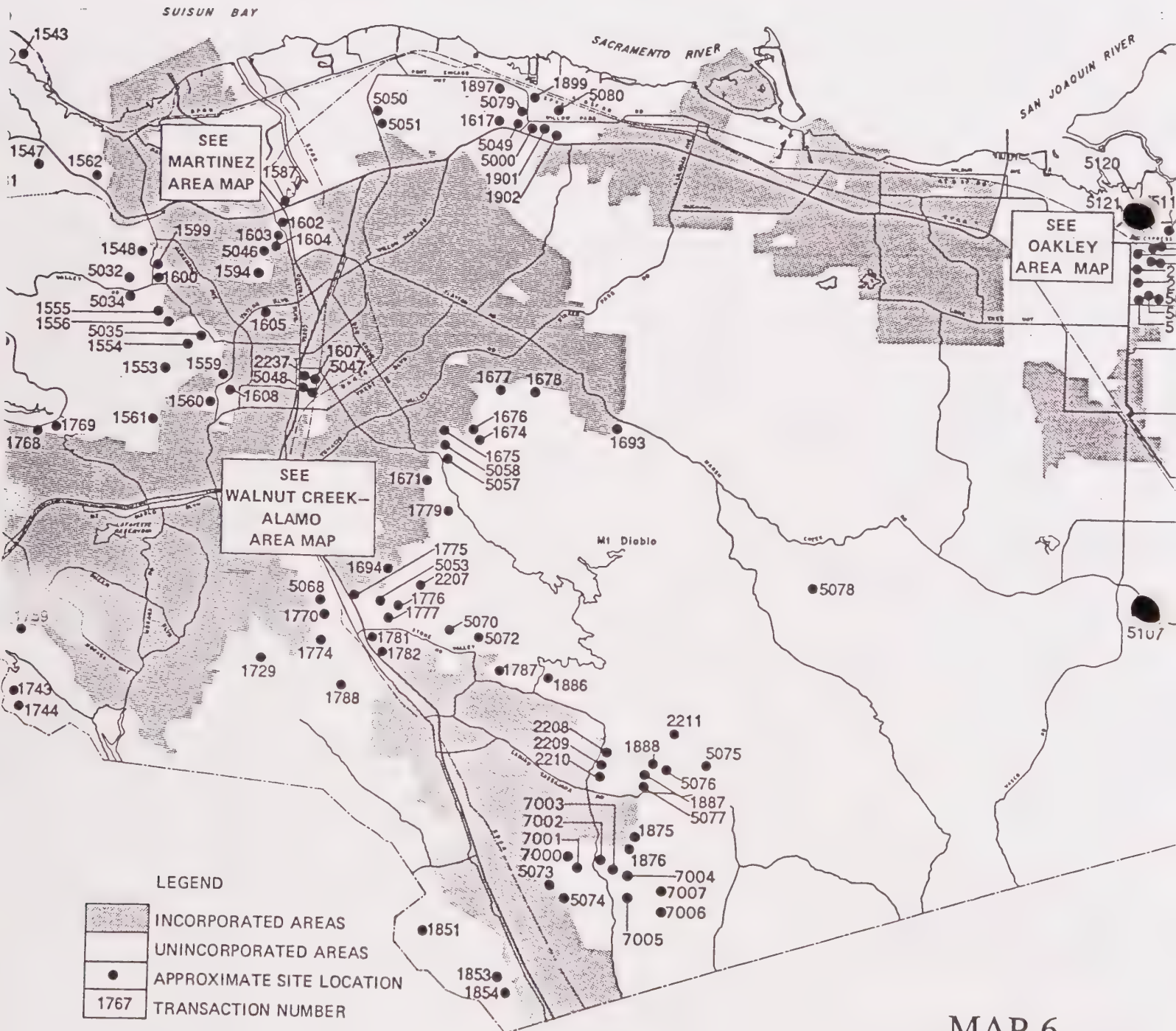
SUB-AREAS OF CONTRA COSTA COUNTY



DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT

VACANT AND UNDEVELOPED RESIDENTIAL SITES IN UNINCORPORATED CONTRA COSTA COUNTY



MAP 6

Modify Figure 7-6 on Page 7-47 to move the fire station location into the proposed Village Center as shown on Map 7.

C. Modify Figure 7-9 Public School Locations

Modify Figure 7-9 on Page 7-75 to reflect the four elementary, two middle and one high school proposed to service this area as shown on Map 8.

D. Modify Figure 7-10 - Public Building Locations

Modify Figure 7-10 on Page 7-81 to reflect the proposed branch library in the Mixed-Use area described in the General Plan (I B above) and as shown on Map 9.

VII. CONSERVATION ELEMENT

A. Modify Figure 8-2 - Important Agricultural Lands

Modify Figure 8-2 on Page 8-27 by deleting the Dougherty Valley from being designated under this category for the area shown on Map 3.

VIII. OPEN SPACE ELEMENT

A. Modify Figure 9-1 - Scenic Ridges and Waterway

Modify Figure 9-1 on Page 9-9 by having this figure more correctly designate the exact location of the scenic ridges to be preserved as part of the area development and past development decisions in the area as shown on Map 10.

B. Modify Figure 9-4 - Local Parks

Modify Figure 9-4 on Page 9-27 to reflect the generalization location of the main local parks and the community park proposed for the projects as shown on Map 11.

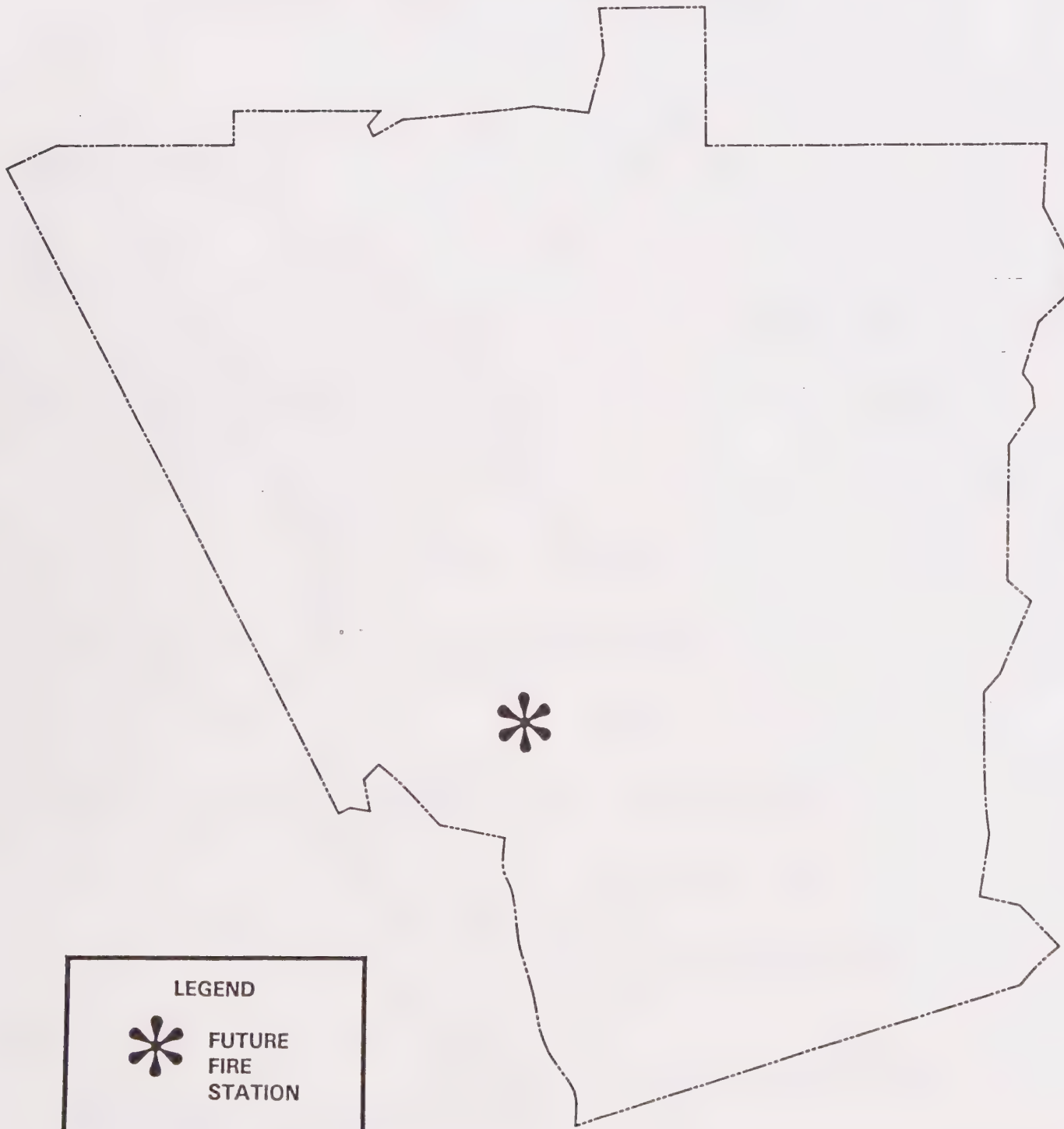
C. Modify Figure 9-5 - Bicycle Trails

Modify Figure 9-5 on Page 9-24 to reflect the major bicycle trails planned for the Dougherty Valley area as shown on Map 12.

D. Modify Figure 9-6 - Hiking Trails

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT FUTURE FIRE STATIONS

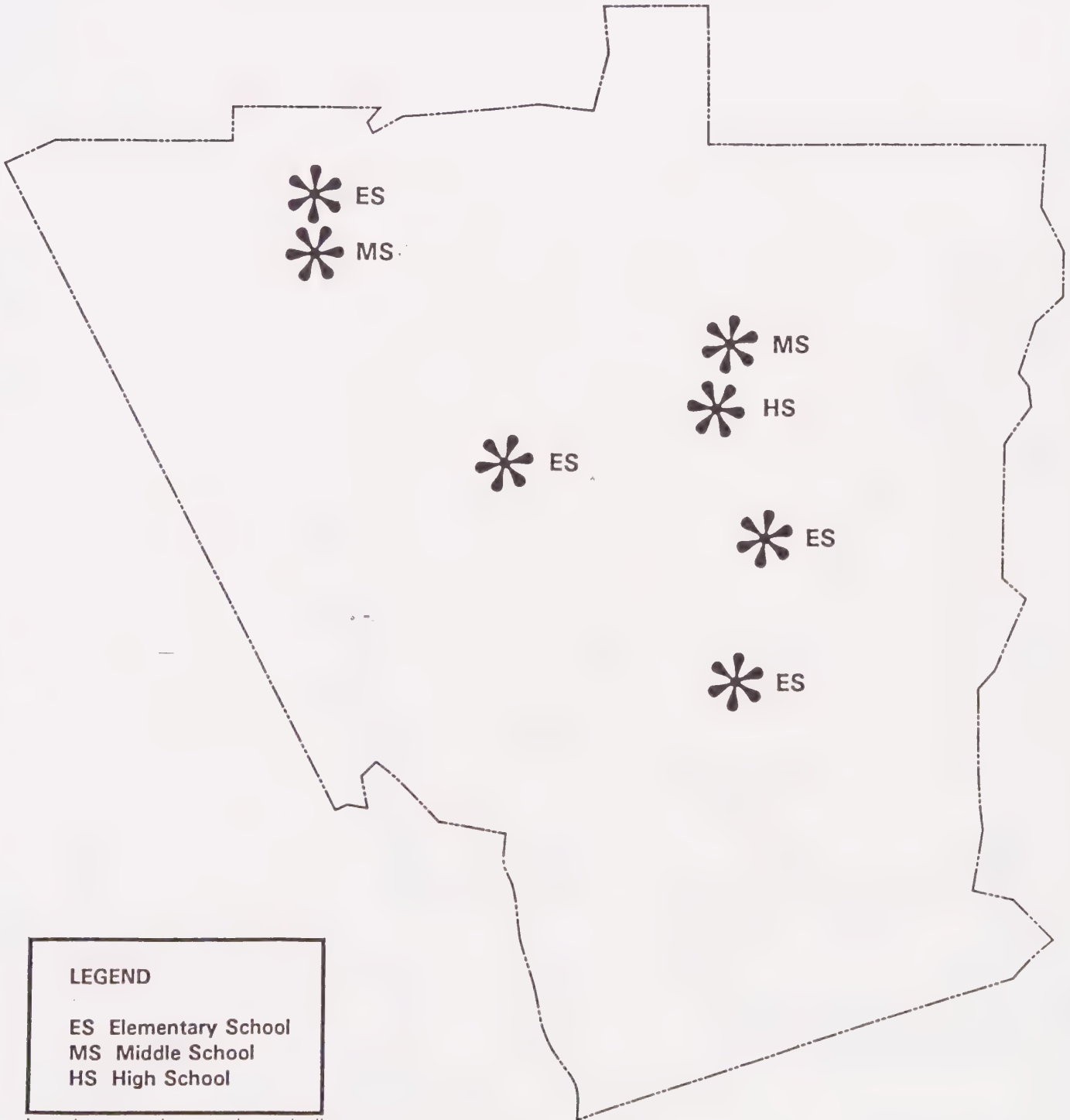


Locations are shown schematically.

MAP 7

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT PUBLIC SCHOOL LOCATIONS

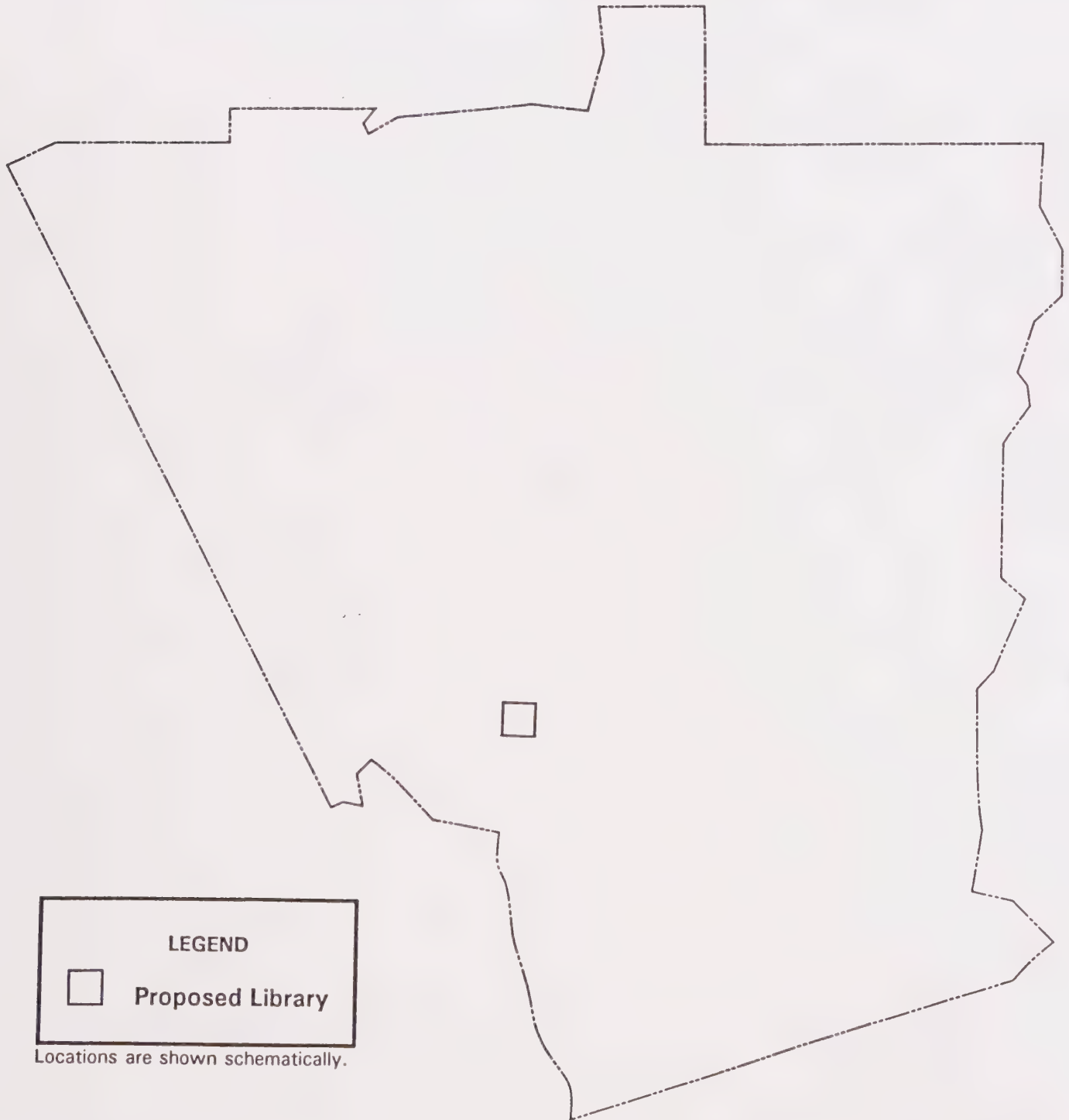


Locations are shown schematically.

MAP 8

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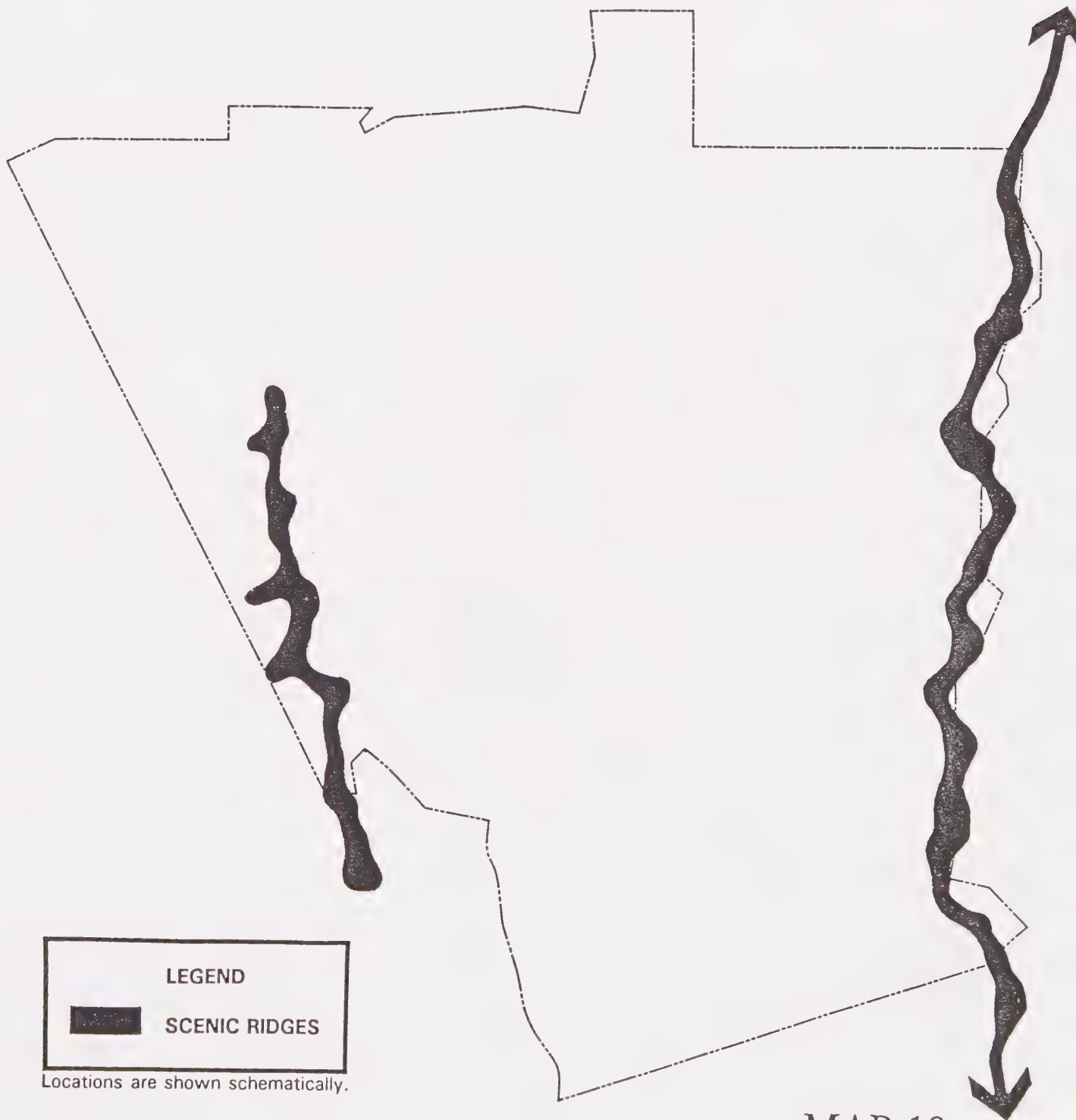
GENERAL PLAN AMENDMENT PUBLIC BUILDING LOCATIONS



MAP 9

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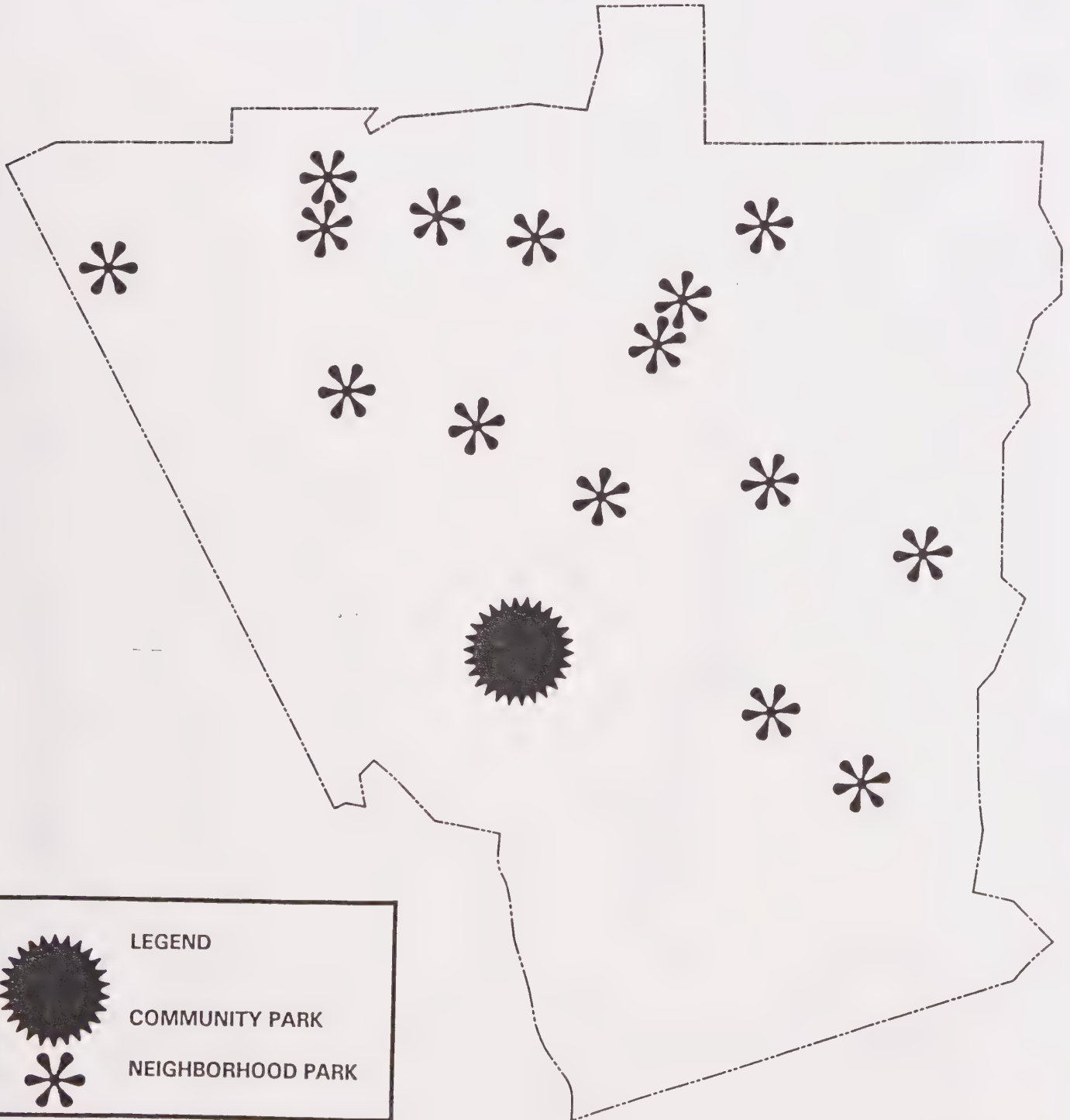
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SCENIC RIDGES AND WATERWAYS



MAP 10

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GENERAL PLAN AMENDMENT LOCAL PARKS



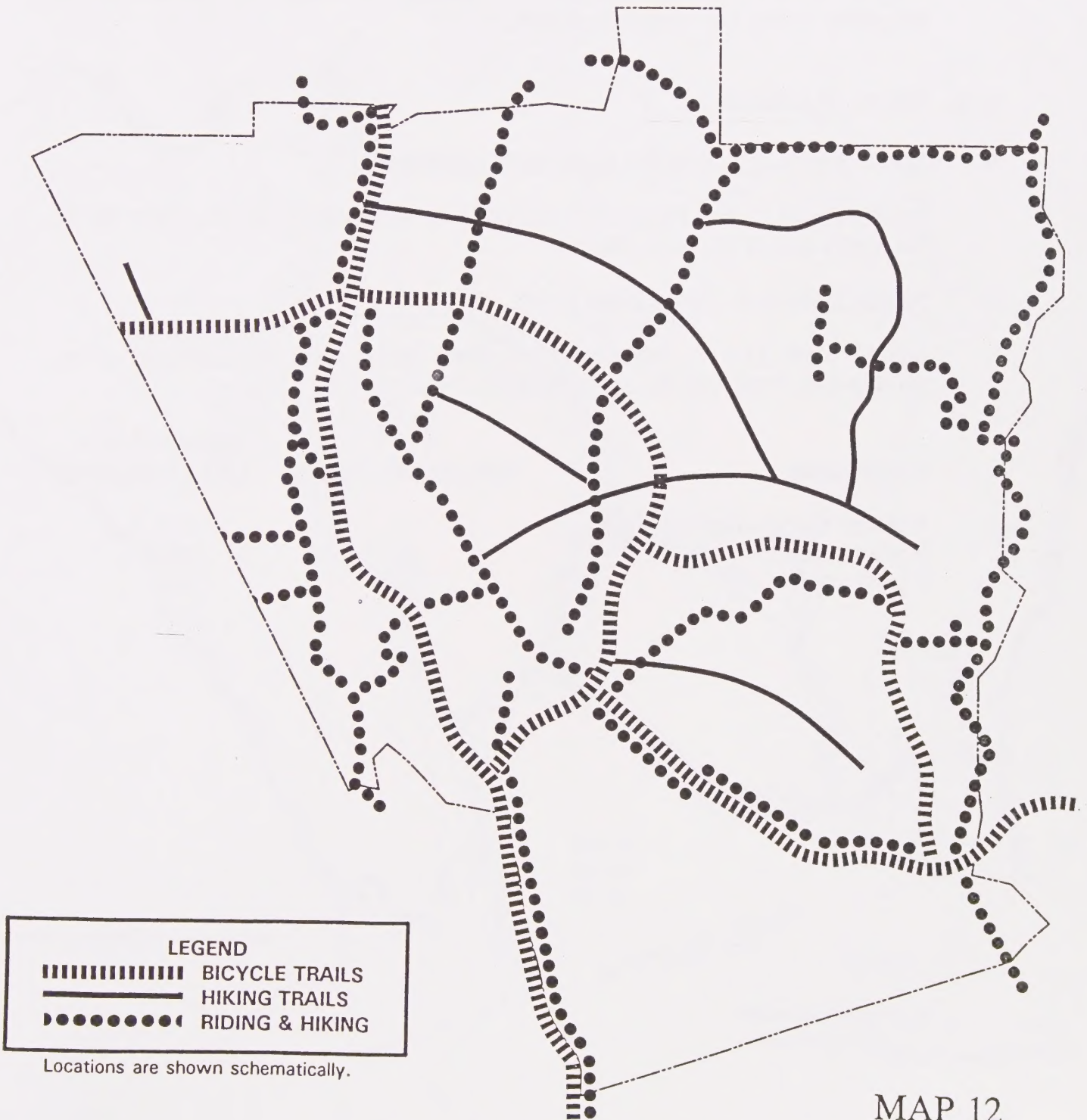
Locations are shown schematically.

MAP 11

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT

BICYCLE, HIKING & RIDING (EQUESTRIAN) TRAILS



Modify Figure 9-6 on Page 9-31 to reflect the major hiking planned for the Dougherty Valley area as shown on Map 12.

E. Modify Figure 9-7 - Riding (Equestrian) Trails

Modify Figure 9-7 on Page 9-35 to reflect the major equestrian trails planned for the Dougherty Valley area as shown on Map 12.

VIII. NOISE ELEMENT

A. Modify Figure 11-5 Section P & Q - Noise Contours

Modify Figure 11-5 on Pages 11-32 and 11-33 to reflect revised noise contours for the Dougherty area as shown on Map 13.

B. Modify Table 11-3 - Future Noise Levels

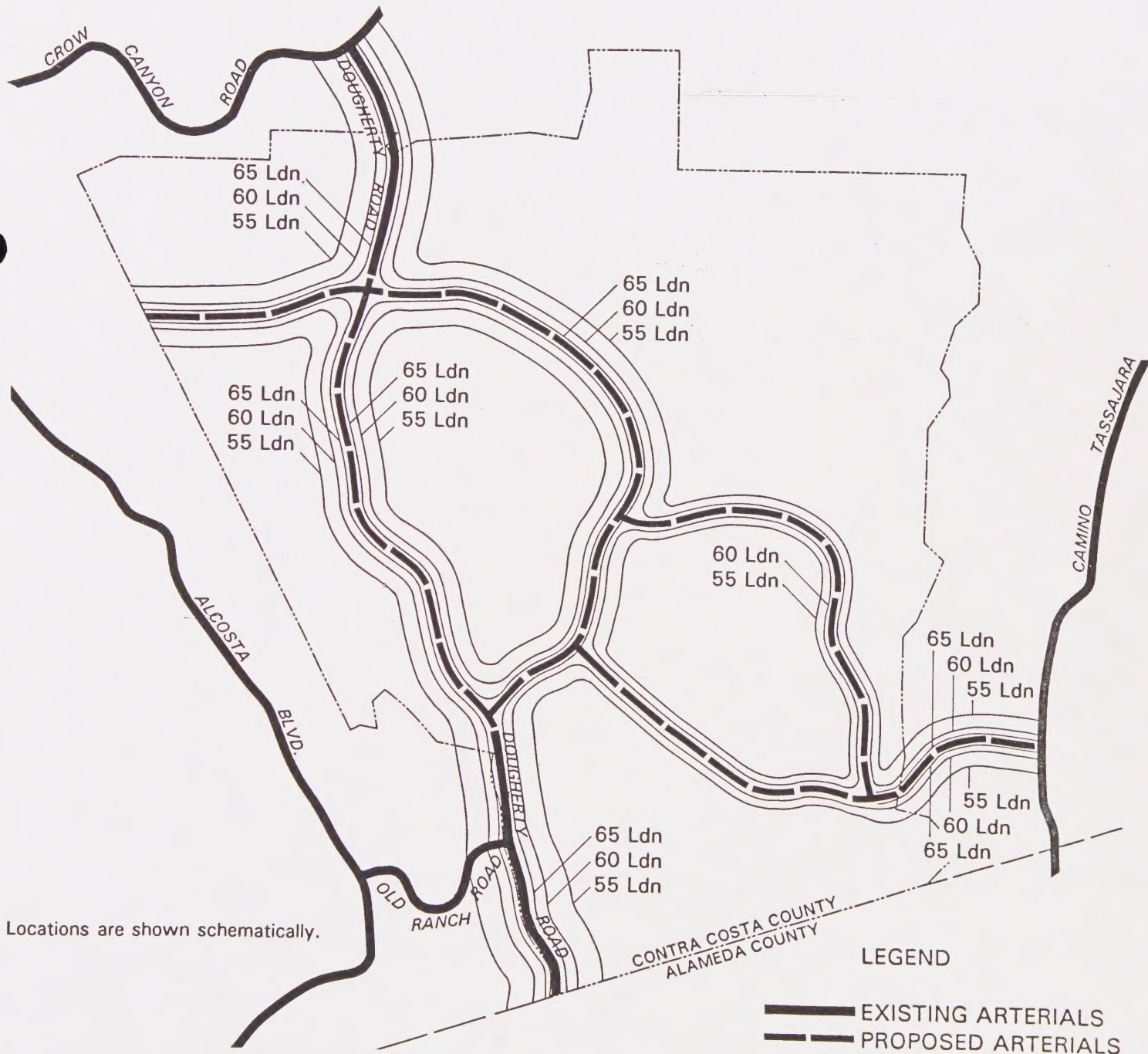
Modify Table 11-3 on Page 11-41 to reflect major noise characteristics of the development on the arterials in the Dougherty Valley as shown below:

<u>Road/Segment</u>	<u>DNL @ 100 feet (dB)</u>	<u>Distance to 60 DNL Contour (feet)</u>
Bollinger Canyon Road Extension	70	620
Realigned Dougherty Road	80	410
Windemere Parkway	65	210

DOUGHERTY VALLEY

GENERAL PLAN AMENDMENT

SECTION P & O - NOISE CONTOURS



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